

## AN ORDINANCE    **9 8 0 9 1**

**AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY AMENDING ARTICLE III TO CREATE FOUR NEW ZONING DISTRICTS BY ADDING SECTIONS 35-310.15, "UD" URBAN DEVELOPMENT DISTRICT, 35-310.16, 'RD' RURAL DEVELOPMENT DISTRICT, 35-310.17, "FR" FARM AND RANCH DISTRICT, 35-310.18, "MI-1" MIXED LIGHT INDUSTRIAL DISTRICT, AND AMENDING VARIOUS SECTIONS OF ARTICLE III TO INCLUDE THE NEW DISTRICTS.**

\* \* \* \* \*

**WHEREAS**, the San Antonio City Council adopted the revised Unified Development Code (UDC) on May 3, 2001; and

**WHEREAS**, the Zoning Commission recommended approval of this amendment after a public hearing on the matter at which parties in interest and citizens had an opportunity to be heard;  
**NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Code of San Antonio, Texas is amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text.

**SECTION 2.** Chapter 35, Article III, Section 35-303, Establishment of Districts, of the City Code of San Antonio, Texas is amended by adding four new zoning districts and correcting typographical errors as follows:

### **35-303    *Establishment of districts***

#### **(a)    *Base Zoning Districts***

In accordance with the requirement of VTCA Local Government Code § 211.005 that zoning regulation be by districts, the City, as shown on the Official Zoning Map accompanying this Chapter and incorporated herein by this reference, is hereby divided into the following zoning districts, the Overlay and Special Zoning Districts established in subsections (b) and (c) hereto, and the Conditional Zoning ~~Zonig~~ Districts established pursuant to § 35-321 of this Article, which shall be governed by all of the uniform use and area requirements of this Ordinance, the respective symbol for each type of district being set forth opposite its title:

"RP" Resource Protection  
 "RE" Residential Estate  
 "R-20" Residential Single-Family  
 "R-6" Residential Single-Family  
 "RM-6" Residential Mixed  
 "R-5" Residential Single-Family  
 "RM-5" Residential Mixed  
 "R-4" Residential Single-Family  
 "RM-4" Residential Mixed  
 "MF-25" Multi-Family  
 "MF-33" Multi-Family  
 "MF-40" Multi-Family  
 "MF-50" Multi-Family  
 "O-1" Office  
 "O-2" Office  
 "NC" Neighborhood Commercial  
 "C-1" Light Commercial  
 "C-2" Commercial ~~"C-3" General Commercial C-2NA Commercial,~~  
Nonalcoholic Sales  
"C-2NA" Commercial, Nonalcoholic Sales  
"C-3" General Commercial  
"C-3R" C-3R Restrictive Commercial  
"C-3NA" C-3NA General Commercial, Nonalcoholic Sales  
 "D" Downtown  
 "L" Light Industrial  
 "I-1" General Industrial  
 "I-2" Heavy Industrial  
"UD" Urban Development  
"RD" Rural Development  
"FR" Farm and Ranch  
"MI-1" Mixed Light Industrial

**SECTION 3.** Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by replacing the existing Table 310-1 with a new Table 310-1, Lot and Building Dimensions, as follows:

**Table 310-1**  
**Lot and Building Dimensions Table**

	<b><u>LOT DIMENSIONS</u></b>								<b><u>BLDG ON LOT</u></b>				<b><u>BUILDING</u></b>		
<b><u>Zoning District</u></b>	<u>Lot Size (min)</u>	<u>Lot Size (max)</u>	<u>Density (max)</u> <u>(units/acre)</u>	<u>Street Frontage</u> <u>(min)</u>	<u>Width (min)</u>	<u>Width (max)</u>	<u>Depth (min)</u>	<u>Depth (max)</u>	<u>Front Setback (min)</u> <u>****</u>	<u>Front Setback</u> <u>(max)</u>	<u>Side Setback (min)</u>	<u>Rear Setback (min)</u>	<u>Height (max)</u>	<u>Size - Individual</u> <u>(max)</u>	<u>Size - Aggregate</u> <u>(max)</u>

<b>RP</b>	10 acres	0.1	=	=	=			15	=	5	=	35 / 2-½	=	=
<b>RE</b>	43,560	1	100	120	=			15	=	5	30	35 / 2-½	=	=
<b>R-20</b>	20,000	2	65	90	=			10	=	5	30	35 / 2-½	=	=
<b>R-6<sup>(1)</sup></b>	6,000	7	30	50	150			10	=	5	20	35 / 2-½	=	=
<b>R-5<sup>(1)</sup></b>	5,000	9	30	45	150			10	=	5	20	35 / 2-½	=	=
<b>R-4<sup>(1)</sup></b>	4,000	11	20	35	150			10	=	5	20	35 / 2-½	=	=
<b>RM-6<sup>(1)</sup></b>	6,000	7	15	15	150			10	=	0	20	35 / 2-½	=	=
<b>RM-5<sup>(1)</sup></b>	5,000	9	15	15	100			10	=	0	10	35 / 2-½	=	=
<b>RM-4<sup>(1)</sup></b>	4,000	11	15	15	80			10	=	0	10	35 / 2-½	=	=
<b>MF-25<sup>(1)</sup></b>	—	25	50	50	—			0	20 <sup>(3)(4)</sup>	5	10	35	=	=
<b>MF-33<sup>(1)</sup></b>	—	33	50	50	—			0	20 <sup>(3)(4)</sup>	5	10	45	=	=
<b>MF-40<sup>(1)</sup></b>	—	40	50	50	—			0	20 <sup>(3)(4)</sup>	5	10	60	=	=
<b>MF-50<sup>(1)</sup></b>	—	50	50	50	—			0	20 <sup>(3)(4)</sup>	5	10	—	=	=
<b>O-1</b>	—	—	50	50	—			0	35	20 <sup>(2)</sup>	30 <sup>(2)</sup>	25	10,000	90,000
<b>O-2</b>	—	—	50	—	—			25	80	20 <sup>(2)</sup>	30 <sup>(2)</sup>	—	—	—
<b>NC</b>	—	—	20	—	—			0	15	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25	3,000	—
<b>C-1</b>	—	—	50	50	—			0	20	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25	5,000	15,000
<b>C-2</b>	—	—	20	—	—			0	0	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25	—	—
<b>C-2P</b>	—	—	20	—	—			0	35	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25	—	—
<b>C-3</b>	—	—	20	—	—			0	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	35	—	—
<b>D</b>	—	—	—	—	—			0	20	—	—	—	—	—
<b>L</b>	—	—	80	—	—			25	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	35	—	—
<b>I-1</b>	—	—	80	80	—			30	—	30 <sup>(2)</sup>	30 <sup>(2)</sup>	60	—	—
<b>I-2</b>	—	—	100	100	—			30	—	50 <sup>(2)</sup>	50 <sup>(2)</sup>	60	—	—
<b>URBAN DEV</b>														
<b>UD-Single Family</b>	—	10,000	—	15	15	150	150	15	20	0	10	35 / 2-½		
<b>UD-MultiFamily-15</b>	—	—	15	50	50	—	150	15	20	5	10	35		15units
<b>UD-MultiFamily-33</b>	—	—	33	50	50	—	300	15	20	5	10			150 units
<b>UD-Commercial</b>	—	—	—	—	—	—	—	0	—	—	—			
<b>bldg &gt; 90,000**</b>	—	250,000	—	—	500	500	—	0	35	30 <sup>(2)</sup>	30 <sup>(2)</sup>			
<b>bldg &lt; 90,000**</b>	—	0	—	—	—	—	—	0	35	10 <sup>(2)</sup>	30 <sup>(2)</sup>			< 90,000
<b>bldg &lt; 6,000**</b>	—	—	20	—	—	300	—	0	35	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25		< 6,000
<b>RURAL DEV</b>														
<b>RD-Single Family</b>	43,560	1	100	120	—			15	—	5	30	35 / 2-½		
<b>RD-Commercial</b>	—	—	—	—	—	—	—	—	—	—	—			
<b>bldg &gt; 90,000 sf**</b>	—	250,000	—	—	500	500	—	0	35	30 <sup>(2)</sup>	30 <sup>(2)</sup>			
<b>bldg &lt; 90,000 sf**</b>	—	0	—	—	—	—	—	0	35	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25		< 90,000
<b>bldg &lt; 6,000 sf**</b>	—	—	20	—	—	300	—	0	35	10 <sup>(2)</sup>	30 <sup>(2)</sup>	25		< 6,000
<b>FARM &amp; RANCH</b>														
<b>FR-Single Family</b>	25 acres*	0.04	—	—	—	—	—	15	—	5	—	35 / 2-½		
<b>FR-AgCommercial</b>	25 acres*	—	—	—	—	—	—	15	—	5	—	35 / 2-½		
<b>MIXED</b>														
<b>INDUSTRIAL</b>														
<b>MI-1</b>	—	—	80	80	—			***	—	30 <sup>(2)</sup>	50 <sup>(2)</sup>	60		
<b>MI-1 &lt; 3,000 sf</b>	—	—	50	—	—			***	—	10 <sup>(2)</sup>	30 <sup>(2)</sup>			3,000
<b>MI-1 Village Center</b>	2 acres	—	300	—	—			***	—	10 <sup>(2)</sup>	30 <sup>(2)</sup>			

\* Exception allowed for pre-existing lots of record  
\*\* See regulations for location standards  
\*\*\* See Table 310.15-3 for minimum setback standards on specific street classifications  
\*\*\*\* Subdivision Recreation Facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front yard setbacks of Table 310-1.

\* \* \* \* \*

### **Rules For Interpretation of Table 310-1:**

\* \* \* \* \*

~~Note (5) Subdivision Recreation Facilities provided for the primary use of the subdivision's residents and located on property with a single family zoning category shall be exempt from the front yard setbacks of Table 310-1.~~

**SECTION 4.** Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by adding a new Section 35-310.15 "UD" Urban Development District as follows:

### **35-310.15 Urban Development District (UD)**

#### **(a) "UD" Generally**

##### **Purpose**

The Urban Development (UD) District is established to encourage the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The intent is to minimize traffic congestion and environmental degradation while improving the quality of life and promoting the health, safety and welfare of neighborhood communities.

##### **The "UD" District implements the following Master Plan Policies:**

- Growth Management Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Urban Design Policy 1a: Based on a comprehensive land use plan, encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Urban Design Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and efficient provision of infrastructure.
- Urban Design Policy 1e: Apply strategies, which will result in all existing and new

streetscapes being accessible, safe, and stimulating.

- Urban Design Policy 3b: Plan and develop a citywide system of linear parks and hike and bike trails which incorporate drainage ways and open spaces which link parks, schools, institution, and neighborhoods.
- Urban Design Policy 4c: Create streetscapes, which emphasize both pedestrians and vehicles.
- Urban Design Policy 5i: Develop a safe and convenient pedestrian travel network with sidewalks, walkways, and trails integrated into the transportation system and neighborhood centers.

**The "UD" district standards are based on the following principles:**

- Well planned neighborhoods have identifiable centers and edges.
- Shopping, recreation and basic neighborhood services are accessible by non-vehicular means in the neighborhoods.
- Each neighborhood shall provide a mixed-use neighborhood center within ½ mile of the majority of the dwelling units.
- Land use and housing types are mixed and in close proximity to one another, utilizing urban design to facilitate the compatibility of different uses.
- Street, block, and building placement patterns encourage pedestrian activity.
- Streets are interconnected, forming a network.
- Civic spaces and buildings are located on prominent sites.
- Parks are evenly distributed throughout neighborhoods – within ¼ mile from the majority of dwelling units.
- Schools are located within a 10-minute walk or ½ mile from a majority of the dwelling units in a neighborhood.
- Residential development shall be connected to adjacent developments and thoroughfares in as many locations as possible.
- A network of interconnecting tree-lined streets should be developed to create several alternative routes through and between neighborhoods and commercial/employment districts.
- On-street parking and structured parking is encouraged in commercial areas.

- Lakes, ponds, creeks, wetlands and other natural features should be retained in the design and development process.
- Significant natural amenities should be fronted by streets or paths rather than privatized in rear yards for at least 30% of their length or circumference.
- Street vistas should terminate with views of a primary building or a natural feature.
- A continuous pedestrian system should be provided throughout any development.

**(b) "UD" Uses & Conditions**

The Urban Development District "UD" is a mixed-use district that allows for development under the dimensional standards indicated in Section 35-310, Table 310-1 unless stated otherwise in this section.

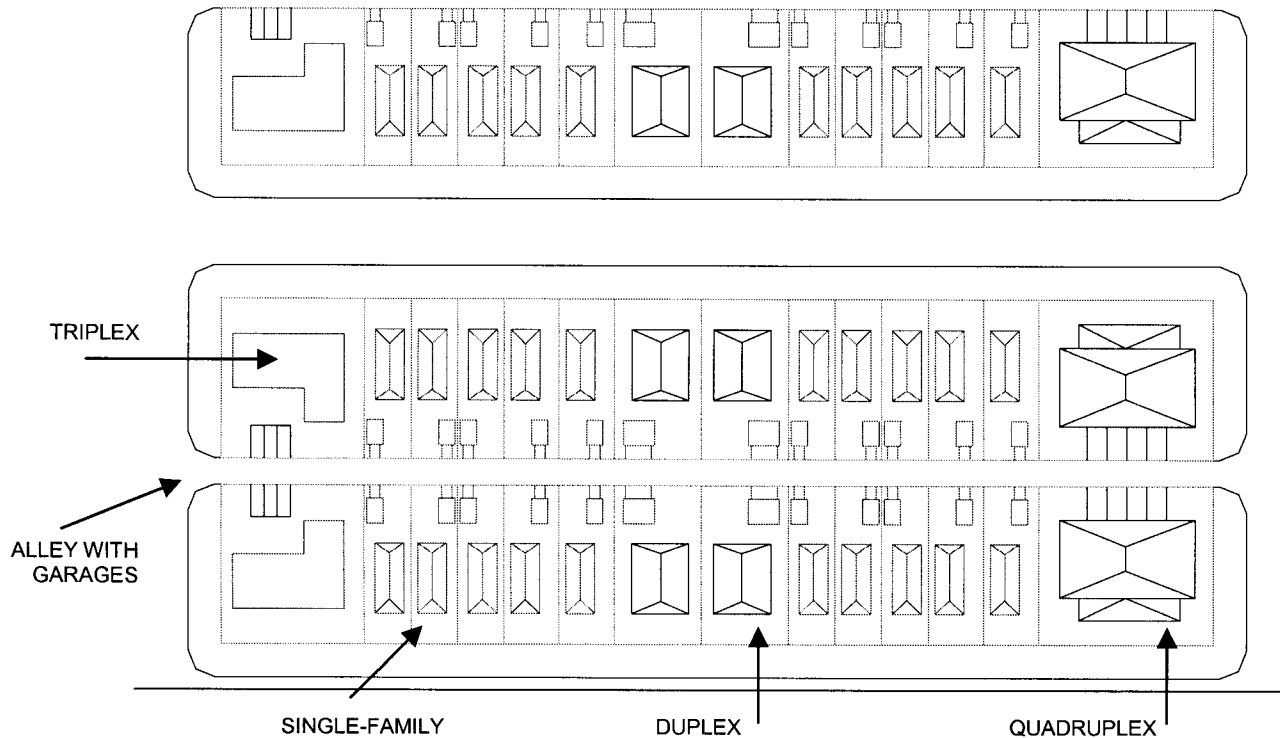
All permitted and specifically permitted uses for "UD" districts are enumerated in Section 35-310, Table 311-1a, Residential Use Matrix and Table 311-2a, Non-Residential Use Matrix.

**(1) Single Family Residential Uses**

- A. Residential development projects in excess of 5 acres shall be required to include a diversity of housing types.
1. Single-family dwellings shall compose 30% to 80% of the total number of dwelling units with at least 10% from each of the following three categories:
    - a. Single family detached dwellings on 6,000 to 10,000 sq ft lots
    - b. Single family dwellings on 5,000 to 5,999 sq ft lots
    - c. Single family detached dwellings on 4,000 to 4,999 sq f lots
  2. Other housing types shall compose 20% to 70% of the total number of dwelling units with a minimum of 5% each of at least three of the following seven categories:
    - a. Duplexes
    - b. Triplexes or quadruplexes
    - c. Cottages
    - d. Zero-Lot Line or Garden Home
    - e. Townhouses or rowhouses
    - f. Dwellings above non-residential space
    - g. Multifamily (more than 4, less than 15 dwelling units per building)

3. No block face shall have more than 55% duplexes, triplexes, quadruplexes, and/or multifamily units.

4. See illustration of housing types in Figure 310.15-1.



**Figure 310.15-1**

B. Parking for all residential units, including garages, accessed by driveways from the front of the house shall meet the following setback requirements:

1. Garages less than 15 feet wide shall be set back at least 15 feet behind the adjacent front façade.
2. Garages 15 feet or wider shall be set back at least 20 feet behind the adjacent front facade.

C. All dwelling units shall have a front entrance articulated by a covered front entry at the front of the house.

D. At least 70% of the single family housing units along a single block shall have front porches of at least eight feet in depth along at least 50% of the entire front façade of the house, excluding garage width.

E. The front building set back for single family residential uses shall be located in a

"build-to zone" located with a minimum front setback of fifteen (15) feet from the right-of-way and a maximum of twenty (20) feet from the right-of-way.

## **(2) Multi-Family Residential Uses**

Multi-family (apartment) units may be built on any "UD" district zoned property with the following limits:

- A. Multi-family units may be constructed along any major arterial on the City's Major Thoroughfare Plan, or main street or boulevard, as defined by this Code at a density of 33 units per acre, not to exceed 150 total units per block, or an average lot depth greater than 300 feet. Section 35-514(e) pertaining to fences for uses adjoining certain residential districts shall not apply.
- B. Multi-family units may be constructed along a collector or avenue not to exceed a density of 15 units per acre, not to exceed 15 total units per block, or an average lot depth greater than 150 feet. Section 35-514(e) pertaining to fences for uses adjoining certain residential districts shall not apply.
- C. The front entries of all ground floor multi-family units adjacent to the street must be oriented toward the street.

## **(3) Commercial Uses**

- A. Commercial uses as indicated in Table 311-2a, Non-Residential Use Matrix, with an aggregate building footprint of 90,000 square feet or greater are permitted on any property located fronting on and within 550 feet of the intersection of the centerlines of two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.

<p><i>Reference: Sec. 35-506 Transportation and Street Design:</i> Table 506-1, Conventional, and Table 506-2, Traditional, street classifications.</p>
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- B. Commercial uses as indicated in Table 311-2a, Non-Residential Use Matrix, with an aggregate building footprint of less than 90,000 square feet are allowed on any property fronting on and within 850 feet of the intersection of the center lines of any two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.
- C. Commercial uses as indicated in Table 311-2a with an aggregate building footprint of 6,000 square feet or less are allowed on any property located along and within 200 feet of the intersection of the center lines of any two collector streets or avenues as defined in Table 506-1 and Table 506-2. The depth shall be a maximum of 150 feet. No drive-through uses/windows are allowed.
- D. For non-residential property adjacent to a main street, avenue, or local street, the



maximum allowable setback shall be fifteen (15) feet.

**(c) "UD" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design**

All blocks, lots, streets and sidewalks shall be designed in accordance with Chapter 35, Article 5, of the UDC with the following exceptions: (Where the provisions of this section conflict with Article 5 the provisions of this section shall apply.)

**(1) Blocks**

All blocks shall have an average length not exceeding 600 feet and no single block shall exceed a maximum length of (800) eight hundred feet.

**(2) Lots**

- A. All lots shall comply with the dimension provisions of Table 310-1.
- B. When a plat is not required by Chapter 212 of the TEXAS LOCAL GOVERNMENT CODE the property owner may elect to develop residential units under the lot and setback standards referenced in Table 310.15-1.

**Table 310.15-1**  
**Dimension Alternative for Pre-Existing Lots**

<u>4,000 (R4)</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>35 ft / 2½ stories</u>
<u>5,000 (R5)</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>35 ft / 2½ stories</u>
<u>6,000 (R6)</u>	<u>10</u>	<u>5</u>	<u>20</u>	<u>35 ft / 2½ stories</u>
<u>20,000 (R20)</u>	<u>10</u>	<u>5</u>	<u>30</u>	<u>35 ft / 2½ stories</u>
<u>43,560 (RE)</u>	<u>15</u>	<u>5</u>	<u>30</u>	<u>35 ft / 2½ stories</u>
<u>10 acres (RP)</u>	<u>15</u>	<u>5</u>	<u>-</u>	<u>35 ft / 2½ stories</u>

**(3) Streets**

- A. All streets and alleys shall be built to the Traditional Design classification categories described in Section 35-506(c) (Table 506-2) and standards in Section 35-506(d) (Table 506-4).

<u>Reference: Sec. 35-506 Transportation and Street Design:</u> <u>Tables 506-1, Traditional Street Design and Table 506-2 Conventional Street Design.</u>
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- B. No gated streets or developments are allowed.
- C. All Streets shall have an internal connectivity ratio of 1.7. The formula for calculating the ratio is found in Section 35-506(e).

<u>Reference: Sec. 35-506(e) Transportation and Street Design: Connectivity</u> <u>Current standards require a connectivity of 1.2</u>
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- D. Access points for commercial uses may be no greater than 30 feet in width. Shared driveway approaches between adjacent properties is permitted.

Reference: Sec. 35-506(r) Transportation and Street Design: Access and Driveways

- E. Residential driveway aprons shall be no wider than 15 feet and driveways shall be no wider than 12 feet until they are five feet past the adjacent front building face.

**(4) Sidewalks and Pedestrian Circulation for commercial uses**

1. At least one direct pedestrian route shall be provided within the parking lot from the building to the furthest edge of the parking lot. The pedestrian route shall be separated from the parking stalls and drive lanes with a combination of landscaping and edging to protect pedestrians from the vehicular traffic flow in the parking lot. Where the pedestrian route crosses drive lanes the pedestrian path shall be clearly striped to warn vehicle drivers of the pedestrian crossing.
2. Direct access from the public sidewalk shall be provided into buildings, unless the building fronts a plaza, green, or courtyard.

**(5) Parking & Loading**

- A. Minimum parking space provisions shall not apply.

Reference: Sec. 35-526 Parking and Loading Standards

- B. No more than 50% of the off-street parking area shall be located within the street yard of the front entrance of the building.
- C. Surface parking lots shall be designed to screen parked cars from the public sidewalk and the screening shall be continuous on all public frontages using one or a combination of the following:
1. Building face,
  2. Low wall (24" to 48"), canopy structure, or fence (no wooden fences) constructed of material similar to the building,
  3. Street furniture, or
  4. Landscaping.
- D. Parking structures shall provide clearly defined pedestrian access and be screened by one or more of the following:
1. Placement of the parking structure on the interior of the site,
  2. Liner buildings that front the street(s),
  3. Ground floor area, or

4. A minimum of a Type B buffer yard (see Table 510-2).

Reference: Section 35-510 Landscaping and Section 35-523 Tree Preservation (buffer requirements)

Reference: Section 35-511 Landscaping and Section 35-523 Tree Preservation (screening and shading)

- E. On-street parking shall be allowed within commercial use areas.
- F. Service/loading areas shall have an articulated screening wall to shield trucking activities from pedestrian areas.
- G. Loading areas and service driveways shall adjoin alleys or parking areas to the rear or the principal building and shall be hidden from streets, parks, squares, and pedestrian spaces.
- H. Bicycle parking shall be provided within 50 feet of the primary building entrance and at least every 150 feet along the length of the facade in developments with multiple tenants that have separate entrances. Bicycle parking shall be provided through bicycle storage racks. Bicycle parking shall not be located behind any wall, shrubbery, or other visual obstruction.

Reference: Sec. 35-526 Parking and Loading Standards

Section (k) contains reference to current bicycle parking standards

**(d) "UD" Parks & Open Space**

- (1) Dedication. Park dedication will be at the ratio of (1) one acre per seventy (70) dwelling units. Entities to which the park may be dedicated shall follow the provisions in Section 35-503 and shall be subject to review and approval by the Director of Parks and Recreation. A fee in lieu of land dedication may be allowed only for developments of less than 70 dwelling units.

Reference: Sec. 35-503 Parks and Open Space Standards

**(e) "UD" Building/Site Design**

**(1) Facades**

Windows and clearly marked public entries that allow for visibility into the commercial building and have accessibility from the street shall be provided along at least 50% of the length of the first floor street frontage.

**(2) Articulation**

Buildings shall be articulated so facades which face public streets and exceed 40 feet in horizontal length shall include design elements such as:

- A. Texture
- B. Canopies
- C. Projections or indentations
- D. Vertical expression of structural bays
- E. Roof design

**(3) Building Orientation**

The primary façade of all buildings within 35 feet of the right-of-way shall front a public street, unless they front a plaza, green or a courtyard.

**(4) Outside Storage**

- A. Mechanical Equipment. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from streets, parks, squares, and pedestrian spaces. Exterior screening materials shall be the same as the predominant exterior materials as the principal building.
- B. Trash receptacles. Trash receptacles, garbage areas, and storage areas shall be hidden from streets, parks, squares, and pedestrian spaces through strategic placement and shall be screened in accordance with §35-511(c).

**(5) Lighting**

- A. The height of a lamp shall not exceed fifteen (15) feet for all pedestrian walkways.
- B. Flashing lights, rotating lights, and chaser lights are prohibited.
- C. Lighting shall be placed and shielded so as to direct the light on the site, away from adjoining properties, and to not cause glare for motorists.
- D. Outdoor lighting fixtures shall incorporate cutoff features to reduce glare and limit uplight. The mounting height of all outdoor lighting, with the exception of outdoor sports field lighting and outdoor performance area lighting, shall not exceed twenty (20) feet measured from grade at the base.
- E. All outdoor sports field and outdoor performance area lighting fixtures shall be equipped with a glare control package (louvers, shields, or similar devices.) The fixtures must be aimed so that their beams are directed and fall within the primary playing or performance area.
- F. Building illumination and architectural lighting shall be indirect in character, with no light source visible. Architectural lighting, where used, shall articulate and

animate the particular building design, as well as provide the required functional lighting for safety of pedestrian movement. Wall pack fixtures shall be cutoff fixtures.

Reference: Lighting requirements are contained in Sec. 35-526 Parking and Loading Standards.  
Sec. 35-526(e)(4) states "Facilities shall be arranged so that the source of light is concealed from public view and from adjacent residential properties and does not interfere with traffic."

**(f) Signs**

The provisions of Chapter 28 of the City Code pertaining to Signs and Billboards shall apply, provided that in the event of a conflict between the provisions of this section and Section 28, the provisions of this section shall apply.

Reference: Chapter 28 of the City Code contains regulations regarding signs and billboards.

- (1) Signs shall only advertise a service, product or business on the site on which the sign is located.
- (2) Signs shall be designed to be compatible in style and character with the primary structure on the site.
- (3) No florescent colored, reflective surfaces, blinking lights and/or rotating or moving parts shall be permitted on a sign.
- (4) Wall signs. The maximum allowable sign area, as a percentage of the area of each building elevation, for attached signs along all street frontage is contained in Table 310.15-2, provided that each occupancy that has a separate and distinct public entrance located on an Arterial Type B street shall be allowed a minimum of fifty (50) square feet of sign message area, each occupancy that has a separate and distinct public entrance located on an Arterial Type A street shall be allowed a minimum of seventy five (75) square feet of sign message area, and each occupancy that has a separate and distinct public entrance located on an Expressway shall be allowed a minimum of one hundred (100) square feet of sign message area.

**Table 310.15-2**  
**Maximum Attached Sign Message Area**

<b><u>Street Type</u></b>		<b><u>Maximum Attached Sign Message Area</u></b>
<u>Arterial Type B</u>		<u>15%</u>
<u>Arterial Type A</u>		
	<u>Cabinet sign</u>	<u>10%</u>
	<u>Channel letters raised or incised</u>	<u>15%</u>
	<u>Painted or flat sign</u>	<u>15%</u>
<u>Expressway</u>		

	<u>Cabinet sign</u>	<u>15%</u>
	<u>Channel letters raised or incised</u>	<u>20%</u>
	<u>Painted or flat sign</u>	<u>15%</u>

- (5) One monument sign not to exceed six (6) feet in height and 32 square feet of sign area per side for single tenant sign, or eight (8) feet in height and 50 square feet of area per side for a multi-tenant sign shall be permitted per parcel or platted lot. Pole mounted signs shall not be allowed, except that directional signs not exceeding three (3) feet in height and four (4) square feet in sign area per side are permitted.
- (6) Externally illuminated signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from the public right-of-way.
- (7) Prohibited signs:
- A. Animated, moving, flashing, or rotating signs
  - B. Signs which utilize intermittent or flashing illumination devices, change light intensity, brightness or color, or are constructed and operated to create an appearance of motion.
  - C. Off-premise signs
  - D. Roof signs
  - E. Signs in public rights-of-way.
- (8) Temporary signs. Banners, pennants, streamers, and balloons one (1) foot in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with Chapter 28 are required for temporary signs more than fifteen (15) square feet in size.

**(g) "UD" Buffers**

- (1) Buffer Requirements for "UD" districts shall be in addition to the requirements set forth in Section 35-510 pertaining to Buffers.

<i>Reference: Section 35-510 Landscaping and Section 35-523 Tree Preservation</i>
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- (2) Any property adjoining a collector, primary or arterial street, or freeway must comply with the minimum vegetative buffer yard requirements set forth below in Table 310.15-3. No fence or wall can be substituted for the vegetative buffer yard requirement. A Type N Buffer may be substituted for the buffer yard requirement to encourage the preservation of natural vegetation.

**Table 310.15-3**  
**Street Classification and Vegetative Buffers**

<b><u>Adjoining Street Classification*</u></b>	<b><u>Minimum Vegetative Buffer Yard Requirement</u></b>	<b><u>Vegetative Buffer Yard Type</u></b>
<u>Collectors or Avenues **</u> (UD, RD, and FR Districts Exempt)	15 feet from any property line adjoining a collector street	<u>C or Option C or N</u>  <u>Fence, wall, or berm not permitted</u>
<u>Primary and Secondary Arterials or Main Streets or Boulevards</u> (UD District Exempt)	25 feet from any property line adjoining a primary or secondary arterial street	<u>D or Option D or N</u>  <u>Fence, wall or berm not required</u>
<u>Freeways or Parkways</u>	30 feet from any property line adjoining a freeway	<u>E or Option E or N</u>  <u>Fence, wall, or berm not required</u>

\* As described in Table 506-1, Table 506-2, and the Major Thoroughfare Plan

\*\* Only applicable to MI-1 District.

*Reference: Section 35-506 Transportation and Street Design:*  
 Table 506-1, Conventional and Table 506-2, Traditional street classifications.

- (3) Buffer requirements for adjoining uses or zoning districts are set forth below in Table 310.15-4.

**Table 310.15-4**  
**Adjoining Use Buffers**

<b><u>Use or Zoning District</u></b>	<b><u>Adjoining Use or Zoning District</u></b>									
	<b><u>SF</u></b>	<b><u>MF &lt; or = 15 du</u></b>	<b><u>MF &gt; 15 du</u></b>	<b><u>C - O &lt; 3,000*</u></b>	<b><u>C - O 3,001-10,000*</u></b>	<b><u>C - O 10,001-45,000*</u></b>	<b><u>C - O 45,001-90,000*</u></b>	<b><u>C - O &gt; 90,000*</u></b>	<b><u>L, I-1, I-2</u></b>	<b><u>MI-1</u></b>
<b><u>SF</u></b>	<u>NA</u>	<u>A</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>F</u>
<b><u>MF &lt; or = 15 du</u></b>	<u>A</u>	<u>NA</u>	<u>B</u>	<u>A</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>E</u>	<u>F</u>	<u>F</u>
<b><u>MF &gt; 15 du</u></b>	<u>B</u>	<u>B</u>	<u>NA</u>	<u>A</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>F</u>	<u>F</u>
<b><u>C - O &lt; 3,000*</u></b>	<u>A</u>	<u>A</u>	<u>A</u>	<u>NA</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>E</u>	<u>E</u>
<b><u>C - O 3,001-10,000*</u></b>	<u>B</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>D</u>	<u>D</u>
<b><u>C - O 10,001-45,000*</u></b>	<u>C</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>C</u>	<u>C</u>
<b><u>C - O 45,001-90,000*</u></b>	<u>D</u>	<u>C</u>	<u>C</u>	<u>B</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>C</u>	<u>C</u>
<b><u>C - O &gt; 90,000*</u></b>	<u>E</u>	<u>E</u>	<u>D</u>	<u>B</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>C</u>	<u>C</u>

<u>L, I-1, I-2</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>E</u>	<u>D</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>NA</u>	<u>NA</u>
<u>MI-1</u>	<u>F</u>	<u>F</u>	<u>F</u>	<u>E</u>	<u>D</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>NA</u>	<u>NA</u>
* Commercial or office aggregate building footprint										
Type N or "Option" buffers may be utilized										

Reference: Section 35-510 Landscaping and Section 35-523 Tree Preservation  
Table 510-1 lists buffer requirements between zoning districts and adjoining streets.

## **(h) "UD" Natural Resource Protection**

### **(1) Riparian**

A. Riparian protection buffer. The purpose of the riparian protection buffer shall be to:

- Protect natural storm water management provided by rivers, creeks, and wetlands.
- Protect surface water and groundwater quality.
- Protect water-dependent aquatic and terrestrial wildlife corridors.
- Maintain natural vegetation needed to protect the floodplain and provide wildlife habitat.
- Protect wetlands under Federal jurisdiction that exist within the floodplain buffer.
- Protect the underlying aquifer.

Reference: Riparian Buffers are not currently addressed in UDC.  
Whereas the Floodplain (Sec. 35-460 and Appendix F) and the Stormwater (Sec. 35-504) regulations protect people and development from the hazards of flooding, the Riparian Protection Buffer is designed to protect the natural function and beauty of the riparian area.

B. A riparian protection buffer shall be a minimum of 150 feet from both sides of the centerline of a waterway or the limit of the 100-year floodplain, whichever is greater.

C. No building shall be placed or excavation shall be conducted within the riparian protection buffer. A single-family residential use is permitted in the riparian protection buffer when a plat is not required by Chapter 212 of the TEXAS LOCAL GOVERNMENT CODE and the existence of the buffer would otherwise prohibit such use on the lot. No riparian protection buffer shall be cleared, graded, filled, or subject to construction provided, however, that rights-of-way for trails, any streets needed to provide access to the property and water, sewer, electric, or cable lines may be cleared. The buffer area may be used for passive recreation or agriculture and ranch uses. The width of rights-of-way for streets or trails in the riparian protection buffer shall be restricted to the minimum as designated in the Transportation Standards, Section 35-506 (d).



- D. Drainage channels and watercourses located within a riparian protection buffer, except streets, shall be of earthen construction only. A retention or detention facility may be located within a riparian protection buffer, provided that it is of earthen construction and is screened with vegetative screening. Modifications to existing earthen channels and watercourses or newly created open channels or retention/detention facilities shall be designed with earth and sodded to enhance the rural aesthetic character or habitat value and shall be constructed and maintained in accordance with Section 35-504(h).
- E. In a riparian protection buffer where ongoing maintenance is required, the drainage easements shall be maintained in accordance with Section 35-504 (d). Native vegetation shall be preserved within all drainage easements except that a portion of the channel to be used for storm water conveyance wherein all vegetation will be removed if it obstructs or retards the desired flow of water. Ground cover plantings to prevent soil erosion must be used to supplement native vegetation. New earthen channels shall be planted with drought resistant, low growth, native species grasses, which will allow unobstructed passage of storm water, and shall be maintained in accordance with Section 35-504 (h).
- F. A density bonus of 120% of the base zoning density, as prescribed per Section 35-360, shall be granted for parcels which contain one or more riparian protection buffers. To receive the density bonus, the riparian protection buffer must be placed in a dedicated Conservation Easement in accordance with Section 35-203 or dedicated as Parks and Open Space in accordance with Section 35-503(f). The density bonus shall be calculated on the acreage of the entire parcel in which the riparian buffer resides. The parcel acreage shall be based on an existing legal lot of record at the time this Section is effective. Should the parcel be replatted the bonus density shall be calculated on the original parcel acreage, prior to replatting, and recorded on the new plat. Should the lot be subdivided, the bonus density may be distributed among the newly created lots and recorded on the new plats. Under no circumstance may the density bonus exceed 100% of the original calculation.
- G. The Flood Plain Administrator may reduce the required riparian protection buffer area up to fifty (50) percent for:
- (1) a single family residence when a plat is not required by Chapter 212 of the TEXAS LOCAL GOVERNMENT CODE; or
  - (2) if the applicant demonstrates that the portion of the riparian protection buffer being reduced does not contain significant existing vegetative cover, such as protected native trees or wetlands, and the applicant provides one or more of the following mitigation measures:
    - (a) Enhanced vegetative cover provided in the remaining buffer area; or
    - (b) Earthen water breaks, drainage facilities or catch basins, or
    - (c) Erosion control and slope stabilization.

Sec. 35-203 Conservation Subdivision  
Sec. 35-503 Parks and Open Space Standards

**i) “UD” Master Plan Consistency**

Application of the “Flex” districts shall be consistent with the City Council adopted Master Plan governing the subject area. Within the “Flex” district, a land owner may develop any parcel or combination of parcels greater than 20 acres in size as a Flexible Development Plan (FDP) if such FDP complies with the goals and objectives of the City’s Comprehensive Master Plan and the development standards and criteria set forth below. The use of a “FDP” under this provision shall be considered in compliance with the adopted Master Plan and requires only ministerial approval of the Flexible Development Plan (Section 35-412) by the Planning Director if it meets the criteria in Table 310.15-5.

An FDP shall follow one of the following two use patterns.

1. The TND pattern requires compliance with the provisions of Section 35-207 and the additional flex standards in the table below.
2. The MXD pattern requires a mix of retail, office, service, and residential uses within a maximum radius of one quarter (1/4) mile and the standards set forth in the table below. The standards are based on certain provisions taken from the UD and MI-1 Flex Districts. These standards are to ensure compatibility between uses that are not otherwise allowed and may have more density or intensity than the underlying base zoning.

**Table 310.15-5**  
**Flex Development Plan Option**

	<u>Applicable UD Standards</u>	<u>TND Pattern:</u>	<u>Mixed Use Pattern:</u>			
	<u>Uses</u>	<u>All Flex Districts</u>	<u>UD</u>	<u>RD</u>	<u>FR</u>	<u>MI-1</u>
<b>(a)</b>	<b><u>Residential</u></b>	<u>Permitted, except no residential in MI-1 and no multi-family in FR</u>  <u>TND standards apply</u>	<u>Residential uses are permitted</u>  <u>UD Flex standards apply if residential uses are built</u>	<u>Both single family and multi family uses are permitted</u>  <u>Single family maximum at 2 dwelling units per acre</u>  <u>Multifamily uses shall not exceed 25% of the total acreage at 25 dwelling units per acre</u>	<u>Residential density shall not exceed one (1) dwelling unit per five (5) acres</u>  <u>Multi-family uses are not permitted</u>	<u>No residential uses are permitted</u>

		<u>Live –work units allowed</u>	<u>Live –work units allowed</u>	<u>Live –work units allowed</u>	<u>Not applicable</u>
<b>(b)</b>	<b><u>Commercial</u></b>	<u>TND standards apply</u>	<u>Location:</u> <u>Buildings with footprint &gt; 90,000 are allowed only at intersection of Interstate Highway and primary arterial (boulevard) or higher classification</u>		
			<u>Setback standards apply</u>		
<b>(c)</b>	<b><u>Parks and Open Space</u></b>	<u>TND standards apply</u>	<u>All UD flex district standards apply</u>		<u>Not applicable. (MI-standards are applicable)</u>
<b>(d)</b>	<b><u>Building/Site Design</u></b>	<u>TND standards apply</u>	<u>All UD Flex district standards apply</u>		
<b>(e)</b>	<b><u>Signs</u></b>	<u>All UD flex district standards apply</u>			
<b>(f)</b>	<b><u>Buffers</u></b>	<u>All UD flex district standards apply, except for uses adjoining collector streets in UD, RD, and FR districts and arterial streets in UD districts</u>	<u>All UD flex districtstandards apply, except for uses adjoining collector and arterial streets</u>	<u>All UD flex district standards apply except for uses adjoining collector streets.</u>	<u>All UD flex district standards apply</u>
<b>(g)</b>	<b><u>Resource Protection</u></b>	<u>All UD Flex district standards apply</u>			
<b>(h)</b>	<b><u>Petroleum and Gas</u></b>	<u>All UD Flex district standards apply</u>			
<b>(i)</b>	<b><u>Blocks, Streets, and Parking</u></b>				
	<b><u>(c)(1) Blocks</u></b>	<u>TND standards apply</u>	<u>UD Flex standards apply</u>	<u>UD Flex standards apply for multifamily</u>	<u>Not applicable.</u>
	<b><u>(c (2) Lots</u></b>	<u>Not applicable (developer not choosing to utilize pre-existing lot standards)</u>			
	<b><u>(c)(3) Streets</u></b>	<u>TND standards apply</u>	<u>UD Flex standards apply</u>	<u>UD Flex district standards apply except connectivity ratio shall be 1.5 and collectors exempt from traditional street design standards</u>	<u>UD Flex district standards apply except exempt from traditional street standards of UDC, and connectivity ratio does not apply</u>
	<b><u>(c )(4) Sidewalks and Pedestrian Circulation</u></b>	<u>TND standards apply</u>	<u>All UD Flex district standards apply</u>		
	<b><u>(c )(5) Parking and Loading</u></b>	<u>TND standards apply.</u>	<u>All UD Flex district standards apply.</u>		

	<u>Applicable MI-1 Standards</u>	<u>TND Pattern:</u>	<u>Mixed Use Pattern:</u>			
	<u>Standards Referenced in MI-1 District</u>	<u>All Flex Districts</u>	<u>UD</u>	<u>RD</u>	<u>FR</u>	<u>MI-1</u>
(a)	<u>(c) (3) Minimum building setback requirements.</u>	Applies to MI-1 district only	Not applicable <u>(industrial uses not allowed)</u>			MI-1 flex standards <u>apply</u>
(b)	<u>(c) (4) Wireless communication transmission tower setback</u>	MI-1 flex standards apply				
(c)	<u>Parks and Open Space</u>	Not applicable. <u>(industrial uses not allowed)</u>				MI-1 flex standards <u>apply</u>
(d)	<u>(e) Building Design and Articulation</u>	Applies to MI-1 district only	Not applicable. <u>(industrial uses not allowed)</u>			MI-1 flex standards <u>apply</u>

(i) "UD" Petroleum and Natural Gas Extraction and Production - (same as "MI-1" district).

**SECTION 5.** Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by adding a new Section 35-310.16 "RD" Rural Development District as follows:

### **35-310.16 Rural Development District (RD)**

#### **(a) "RD" Generally**

##### **Purpose**

*The Rural Development District ("RD") is established to encourage the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land. The "RD" district serves as a buffer between more urbanized, denser development, and significantly rural, open, or agriculturally oriented land use patterns.*

##### **The "RD" District implements the following Master Plan policies:**

- *Growth Management Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.*
- *Urban Design Policy 1a: Based on a comprehensive land use plan, encourage more intense development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*
- *Urban Design Policy 1c: Encourage patterns of urban development that provide a*

full range of housing choices and promote a sense of community, urban vitality and efficient provision of infrastructure.

**(b) "RD" Uses & Conditions**

1. The Rural Development District "RD" allows development in accordance with the dimensions standards contained in Section 35-310, Table 310-1, Lot and Building Dimensions Table.
2. All permitted and specifically permitted uses in the "RD" district are enumerated in Section 35-311, Table 311-1a, Residential Use Matrix, and Table 311-2a, Non-Residential Use Matrix, unless otherwise provided for in this section.

**(1) Single Family Residential Uses**

- A. Single family development projects shall have a minimum lot size of 43,560 square feet (one acre) unless otherwise permitted below.
- B. A density bonus shall be allowed when property is developed as a Conservation Subdivision (Section 35-203) subject to the following requirements:
  1. A minimum of fifty percent (50%) of the property is contained within a conservation easement for agricultural land, ranch land, or open space. The easement shall be dedicated and maintained as required by Section 35-203.
  2. The remainder of the property may be developed up to a maximum density of 5 units per acre.
  3. The residential units shall be developed in conformance with the housing types and lot configuration referenced in Table 203-1, Columns B and C.
  4. Up to 5% or five (5) acres (whichever is less) of the conservation easement set aside may be designated as Parks and Open Space if dedicated in accordance with Section 35-503, and may be used to fulfill the parks and open space requirement.

Example: On a 50 acre lot, this would result in a maximum density of 125 dwelling units on 25 acres with the remaining 25 acres in a conservation easement.

Comparison: A standard "RD" development would allow 50 units on a 50 acre lot compared to the 125 units allowed in a Conservation Subdivision.

Reference: Sec. 35-203 Conservation Subdivision

Includes Table 203-1 for acceptable Lot Configurations

Subsection (j) contains provisions for permanent primary and secondary conservation areas.

## **(2) Multi-Family Residential Uses**

Multi-family/apartment uses are not permitted in the "RD" district.

## **(3) Commercial Uses**

A. Commercial uses as indicated in Table 311-2a, Non-Residential Use Matrix, with an aggregate building footprint of 90,000 square feet or greater are permitted on any property located fronting on and within 550 feet of the intersection of the centerlines of two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.

<i>Reference: Sec. 35-506 Transportation and Street Design:</i> Table 506-1, Conventional, and Table 506-2, Traditional, street classifications.
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B. Commercial uses as indicated in Table 311-2a, Non-Residential Use Matrix, with an aggregate building footprint of less than 90,000 square feet are allowed on any property located along and within 850 feet of the intersection of the center lines of any two major thoroughfares (including boulevards, main streets and avenues) as defined by the City's Major Thoroughfare Plan, Table 506-1 and Table 506-2.

C. Commercial uses as indicated in Table 311-2a with an aggregate building footprint of 6,000 square feet or less are allowed on any property located along and within 200 feet of the intersection of the center lines of any two collector streets or avenues as defined in Table 506-1 and Table 506-2. The depth shall be a maximum of 150 feet. No drive-through uses/windows are allowed.

D. For non-residential property adjacent to a main street, avenue or local street, a maximum allowable setback of fifteen (15) feet.

## **(c) "RD" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design**

All blocks, lots, streets, sidewalks, and parking and loading shall be designed in accordance with Chapter 35, Article V, of the UDC with the following exceptions: (Where the provisions of this section conflict with Article 5, the provisions of this section shall apply.)

(1) Blocks - (no additional standards are required).

(2) Lots - (same as "UD" district).

(3) Streets -

A. Streets to be built in accordance with the provisions of Subsections 35-506(c) and 35-506 (d) - (same as "UD" District but shall apply only to main streets, boulevards, parkways or major thoroughfares).

- B. Gated streets - (same as "UD" District). See Section 35-310.15(c).
- C. Connectivity ratio - (no additional standards are required).
- D. Access points - (same as "UD" District). See Section 35-310.15(c).
- E. Residential driveways - (no additional standards are required).
- (4) Sidewalks and Pedestrian Circulation - (same as "UD" district). See Section 35-310.15(c).
- (5) Parking & Loading - (same as "UD" district). See Section 35-310.15(c).
- (d) "RD" Parks & Open Space - (UDC standards apply). See Section 35-503.
- (e) "RD" Building/Site Design
  - Buildings set back thirty-five (35) feet or less from common property lines or street rights-of-ways shall comply with the standards for "UD" districts. Buildings in "RD" districts set back more than 35 feet from common property lines or street rights-of-ways are exempt from these provisions.
- (f) "RD" Signs - (same as "UD" district). See Section 35-310.15(f).
- (g) "RD" Buffers - (refer to "UD" district Table 310.15-3 and Table 310.15-4).
- (h) "RD" Natural Resource Protection - (same as "UD" district). See Section 35-310.15(h).
- (i) "RD" Master Plan Consistency - (same as "UD" district). ). See Section 35-310.15(i).
- (j) "RD" Petroleum and Natural Gas Extraction and Production - (same as "MI-1" district). See Section 35-310.18(j).

SECTION 6. Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by adding a new Section 35-310.17 "FR" Farm and Ranch District as follows:

### **35-310.17 Farm & Ranch District (FR)**

#### **(a) "FR" Generally**

##### **Purpose**

*The Farm and Ranch District "FR" is intended to preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses.*

The "FR" district provides areas for agricultural operations and natural resource industries. These districts are composed primarily of large tracts of land that are vacant or in agricultural uses and may contain a minimal number of dwellings and accessory structures.

"FR" zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, preserves rural areas, and identifies areas appropriate for agricultural preservation. The "FR" District may be used to establish and buffer low intensity uses along streams, floodplains, and similar environmentally sensitive areas.

**The "FR" District implements the following policies of the Master Plan:**

- Growth Management, Policy 1b: Distribute land uses to meet the physical, social, cultural, economic and energy needs of present and future populations.
- Natural Resources, Policy 2b: Assist in the development of a comprehensive, regional natural resources plan.
- Natural Resources, Policy 2d: Preserve the integrity of the natural settings of neighborhoods, communities, open spaces and parks, and develop clear procedures for their enforcement.
- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.

**(b) "FR" Uses & Conditions**

1. The Farm and Ranch District "FR" allows development in accordance with the dimension standards contained in Section 35-310, Table 310-1, Lot and Building Dimensions Table.
2. All permitted and specifically permitted uses in the Farm and Ranch District "FR" are enumerated in Section 35-311, Table 311-1a, Residential Use Matrix, and Table 311-2a, Non-Residential Use Matrix, unless otherwise provided for in this section.

**(1) Single Family Residential Uses**

- A. Accessory Detached Dwelling Units (ADDU) are permitted in the "FR" districts under the following conditions:
  1. Each property is permitted a maximum of two ADDUs.
  2. The total square footage for each ADDU shall not exceed 1200 square feet or be less than 300 square feet.



3. An ADDU may not contain more than three (3) bedrooms.
4. The owner is not required to occupy either the principal dwelling unit or an ADDU on the property as a primary residence.

Reference: Sec. 35-371 contains regulations for accessory dwelling units as a supplemental use.

B. Other Accessory Structures

1. An "FR" property is permitted a maximum of 5,000 total square feet for accessory structures, not including permitted ADDUs, for every twenty-five (25) acres.

Reference: Sec. 35-370 contains regulations for accessory use structures (that are not used as a dwelling unit) as a supplemental use.

C. Building setbacks are enumerated in Table 310-1.

D. Density bonus. A density bonus allowed when property is developed as a Conservation Subdivision, per Sec. 35-203, and subject to the following requirements:

1. A minimum of seventy-five percent (75%) of the property is contained within the conservation easement for agricultural land, ranch land, or open space.
2. The remainder of the property may be developed up to a maximum density of two (2) units per acre.
3. The residential units shall be developed in conformance with the housing types and lot configurations referenced in Table 203-1, Column B (RP, RE, and R20 districts).
4. Up to 5% or five (5) acres (whichever is less) of the conservation easement set aside may be designated as Parks and Open Space if dedicated in accordance with Section 35-503, and may be used to fulfill the parks and open space requirement.

Example: On a 100 acre lot, this would result in a maximum density of 50 dwelling units on 25 acres with 75 acres in a conservation easement.

Comparison: A standard "FR" development would allow 4 units on a 100 acre lot compared to the 50 units allowed in a Conservation Subdivision.

Reference: Sec. 35-203 Conservation Subdivision  
Table 203-1 contains allowable Housing Types and Lot Configurations

**(2) Multi-Family Residential Uses**

Multi-family (apartment) dwelling units are not permitted in the "FR" district.

**(3) Commercial Uses - All non-residential uses are enumerated in Table 311-2a, Non-Residential Use Matrix.**

**Village Center Option.** Table 311-2a indicates uses that may be permitted in a Village Center. The standards are the same as the "MI-1" district. Sec. 35-310.18(b).

**(c) "FR" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design**

All blocks, lots, streets and sidewalks shall be designed in accordance with Chapter 35, Article V of the UDC with the following exceptions: (Where the exceptions conflict with Article V the provisions of this section shall apply.)

(1) Blocks - (no additional standards are required).

(2) Lots -

A. All lots shall comply with the provisions of Table 310-1. The minimum lot size shall be 25 acres.

B. Pre-existing lots - (same as "UD" district).

(3) Streets - (no additional standards are required).

(4) Sidewalks and Pedestrian Circulation - (no additional standards are required).

(5) Parking & Loading - (same as "UD" district, agricultural related uses are exempt from requirements).

**(d) "FR" Parks & Open Space - (no additional standards are required).**

**(e) "FR" Building/Site Design & Articulation - (no additional standards are required).**

(1) Lighting - (same as "UD" district except only Subsections 35-310.15(e)(5)A, B, C, and F apply to a Village Center).

**(f) "FR" Signs - (same as "UD" district). See Section 35-310.15(f).**

**(g) "FR" Buffers - (same as "UD" district, Section 35-310.15(g), except Table 310.15-3 does not apply).**

**(h) "FR" Natural Resource Protection - (same as "UD" district). See Section 35-**

310.15(h).

(i) "FR" Master Plan Consistency - (same as "UD" district, Section 35-310.15(i), provided that the residential density is one (1) dwelling unit per five (5) acres).

(j) "FR" Petroleum and Natural Gas Extraction and Production - (same as "MI-1" district). See Section 35-310.18(j).

SECTION 7. Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by adding a new Section 35-310.18 "MI-1" Mixed Light Industry District as follows:

### **35-310.18 Mixed Light Industrial "MI-1"**

**(a) "MI-1" Generally**

**(1) Purpose**

The Mixed Light Industrial District (MI-1) is established to encourage the development of mixed agricultural, commercial and light industrial uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

These districts are located for convenient access from existing and future arterial thoroughfares and railway lines. Furthermore, these districts shall protect and enhance the rural character of the area, attract sources of economic development and growth, promote clean industry, and minimize the adverse effects to adjacent uses.

The "MI-1" District implements the following goals and policies of the Master Plan:

- Economic Development, Policy 1e: Support and encourage efforts to diversify the economic base of San Antonio.
- Natural Resources, Policy 1g: Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.
- Natural Resources, Goal 3: Achieve a sustainable balance between the conservation, use and development of San Antonio's natural resources.
- Natural Resources, Policy 1d: Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing, or channeling
- Urban Design, Policy 1b: Develop urban design policies and standards which integrate and coordinate planning for historic and cultural resources, public facilities and services, and private development, infrastructure, transportation, arts and cultural resources, libraries parks and recreation, health and human service

facilities.

**(b) "MI-1" Uses & Conditions**

1. The Mixed Light Industrial District "MI-1" allows development in accordance with the dimension standards contained in Section 35-310, Table 310-1, Lot and Building Dimensions Table.
2. All permitted and specifically permitted uses in the Mixed Light Industrial District "MI-1" are enumerated in Section 35-311, Table 311-1a, Residential Use Matrix, and Table 311-2a, Non-Residential Use Matrix, unless otherwise provided for in this section.

**(1) Single Family Residential Use**

Single-family residential uses are not permitted in a "MI-1" district except that dwelling units for on-site caretakers are allowed.

**(2) Multi-family Residential Use**

Multi-family (apartment) uses are not permitted in the "MI-1" district.

**(3) Commercial Uses**

A Village Center is Required. Table 311-2a indicates uses that may be permitted, provided such sites are designed as a Village Center in accordance with the following standards:

- A. The minimum lot frontage requirement shall be 300 feet.
- B. The ground floor to area ratio (FAR) shall not exceed 35%. The GFA shall include the plaza, square or public open space.
- C. A minimum of three (3) individual buildings is required.
- D. A minimum of two (2) acres located on an arterial street or an expressway is required.
- E. Village Centers shall not be located within a radius of forty-five percent (45%) of the length of the roadway section between the intersection of two major arterial streets or higher classification, whichever is greater, measured from the centerline where two major arterial streets or higher classification streets intersect.
- F. Site plan(s) shall be pedestrian oriented with sidewalks and walkways connecting buildings, plazas and parking.

- G. All buildings of Village Centers shall have their principal entrance opening to a plaza, green or other public open space.
- H. Shared internal driveway access is required.
- I. No parking shall be permitted in the front street yard.
- J. Parking shall be located at the sides and rear of buildings. Parking requirement shall be a minimum of one (1) space per 500 GFA.
- K. At least two of the following pedestrian-oriented features shall be provided in the public open space area:
  - a. Seating
  - b. Ornamental lamp posts, or
  - c. Native shade trees.
- L. At least two of the following urban design features shall be provided in the public open space area:
  - a. Drinking fountains,
  - b. A bandstand or a gazebo,
  - c. Arbors,
  - d. Awnings or canopies,
  - e. Ornamental fountains,
  - f. Trellises with native plants, or
  - g. Beds of native plants.
- M. The buildings of a Village Center shall be oriented around a green, plaza, or other public open space. Public open space shall not be less than five percent (5%) of the total acreage. The five percent (5%) requirement shall include only those sidewalks and walkways that adjoin or are located in the open space.

**(4) Exceptions to the Commercial Village Center.**

If the maximum building size does not exceed 3,000 square feet, auto and light truck repair, auto state vehicle inspection, gasoline station, convenience store, and restaurant uses may be located completely within 250 feet from the intersecting centerlines of arterial streets, expressways, main streets, boulevards, or parkways.

**(c) "MI-1" Blocks, Lots, Streets, Sidewalks, Parking & Loading Design. (same as "RD" district), Section 35-310.16(c) with the following exceptions:**

- (1) Streets - (no additional standards required).
- (2) Parking and Loading - (no additional standards required).
- (3) Minimum building setback requirements. In addition to the requirements set forth

in Section 35-310, Table 310-1, any property adjoining a collector street, primary or secondary arterial street, or freeway must comply with the minimum setbacks in Table 310.18-1.

- (4) Wireless communication towers. All self-standing wireless communication transmission towers shall adhere to the minimum building setbacks set forth in Table 310.18-1.

**Table 35-310.18-1**  
**Building Setback Requirements for MI-1 District**

<b><u>Adjoining Street Classification*</u></b>	<b><u>Minimum Building Setback Requirement</u></b>
<b><u>Collectors or Avenues</u></b>	<u>30 feet from any property line adjoining a collector street</u>
<b><u>Primary and Secondary Arterials, Boulevards, and Main Streets</u></b>	<u>40 feet from any property line adjoining a primary or secondary arterial street</u>
<b><u>Freeways or Parkways</u></b>	<u>50 feet from any property line adjoining a freeway</u>

*\* As described in Table 506-1, Table 506-2, and the Major Thoroughfare Plan*

Reference: Sec. 35-506 Transportation and Street Design:  
Table 506-1, Conventional, and Table 506-2, Traditional street classifications.

- (5) Off-Street Loading.

- A. Principal vehicle access to and from the site shall be from a primary driveway.
- B. All loading berths shall be located on the same lot as the building or use to be served, shall be located either behind the building or at the sides of a building if fully screened from public rights-of-way, and shall not occupy the required front yard setback area.
- C. Loading docks shall be screened from the public right-of-way.

**(d) "MI-1" Parks & Open Space**

No park or open space dedication is required. Fifteen percent (15%) of the site shall be retained in permanent open space with either undisturbed natural plant materials or maintained landscaped areas.

**(e) "MI-1" Building Design**

Buildings within one-hundred (100) feet of any public rights-of-way shall conform to the

following standards:

- (1) Exterior wall finish for non-residential buildings. Any exterior wall located partially or wholly within 100 feet from the edge of public rights-of-way shall be masonry, i.e., brick, stone, or stucco, or similar material. Stucco shall not comprise more than fifty (50) percent of the exterior finish.
  - (2) Refuse collection. Refuse containers shall be located away from public rights-of-way and business entrances, must not interfere with traffic circulation or site parking, and shall be completely screened from public view with materials similar to or compatible with buildings located on the same site.
  - (3) Mechanical equipment and appurtenances. Cooling towers, vent stacks, ventilating fans, and other rooftop and ground-mounted mechanical units located partially or wholly within 100 feet from the edge of public rights-of-way shall be integrated into the design of the structure in a manner that is integral to the architectural form of the building.
- (f) "MI-1" Signs - (same as "UD" District). See Section 35-310.15(f).
- (g) "MI-1" Buffers - (same as "UD" District). See Section 35-310.15(g).
- (h) "MI-1" Natural Resource Protection - (same as "UD" district). See Section 35-310.15(h).
- (i) "MI-1" Master Plan Consistency - (same as "UD" district, provided that no residential uses are permitted). See Section 35-310.15(i).
- (j) "MI-1" Performance Standards
- (1) Mechanical operations. All mechanical repairs shall be conducted inside a building or under a roof and screened from public view.
  - (2) Air pollution. All uses shall operate in compliance with the most current revision of the regulations of the Texas Commission on Environmental Quality codified in the Texas Administrative Code, Title 30, Chapter 101, "General Air Quality Rules."
  - (3) Noise. All uses shall comply with the provision of Chapter 21, Article III of the City Code, "Noise," and shall not create a noise nuisance as defined in Article III of Chapter 21.
  - (4) Glare and heat. No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this ordinance. There shall not be emission or transmission of heat or heated air that is discernible at the boundary of the lot line.
  - (5) Vibration. All machines shall be so mounted as to minimize vibration and no

vibration shall be produced which is discernible without the aid of instruments at the boundary of the lot line.

(6) Noxious odors. The un-permitted emission of any odors that are discernible without the aid of instruments shall be prohibited beyond the boundary of the lot line.

(7) Toxic and liquid wastes. The discharge of any toxic or liquid waste material into any outdoor watercourse or drainage way without a permit is prohibited.

(8) Fire and explosion. All activities and all storage of flammable and explosive materials shall be provided with adequate safety and fire-fighting devices in accordance with the City's adopted Uniform Fire Code. The storage of petroleum and other flammable products is permitted only as required for incidental uses and is prohibited in above ground tanks greater than 25 gallons, unless otherwise constructed and registered in accordance with Texas Commission on Environmental Quality regulations governing such product storage and use.

(9) Radioactive materials. No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.

(10) Electromagnetic radiation. No operation shall be conducted which shall adversely affect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.

(11) Industrial waste monitoring. Upon request of the City Fire Department, the City Environmental Services Department, or San Antonio Water System, any person operating an activity within this district shall provide, to the requesting agency's satisfaction, documentation evidencing the characterization, handling, and disposal of any industrial waste generated within the district. Documentation that will satisfy the characterization inquiry includes process knowledge literature and/or waste analysis records.

(12) Material safety data. Upon request of the City Fire Department, independent of the Federal Emergency Planning and Community Right to Know Act, (EPCRA) any person operating an activity within this district shall provide copies of Material Safety Data Sheets (MSDS) for material maintained, stored, or used within the district. The materials, subject to this section, are those materials whose properties for volatility, flammability, explosive potential, corrosiveness, radioactivity, or other toxic or hazardous property qualify their listing in the North American Emergency Response Guidebook, current addition and as amended.

(13) Petroleum and Natural Gas Extraction and Production.

A. General. The operator is responsible for compliance with this section during all operations at the well. Any violation of any valid law or of any valid rule,



regulation or requirement of any city, state or federal regulatory body having jurisdiction with reference to drilling, completing, equipping, operating, producing, maintaining, or abandoning oil or gas wells or related appurtenances, equipment or facilities or with reference to firewall, fire protection, blow out protection or safety or persons or property shall be in violation of this section.

B. Well head setbacks. No well shall be drilled or re-entered for deepening or conversion, the surface location of which is:

1. Within less than the height of the drilling rig plus twenty-five (25) feet from any street, alley or utility easement, unless the operator obtains a variance from the Board of Adjustment.
2. Within less than four hundred (400) feet from any residence or other permanent structure intended for human occupancy, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within four hundred (400) feet of the proposed well stating consent of the proposed drilling or re-entry activity for deepening or conversion.
3. Within less than four hundred (400) feet from any exterior boundary line or six hundred (600) feet from any building or land used by any public or parochial school, college, university, or hospital, or which is occupied by a church or a public building, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within six hundred (600) feet from the proposed well stating consent to the proposed drilling or re-entry activity for deepening or conversion.
4. Within less than four hundred (400) feet from the exterior boundary line of lands utilized for cemeteries or public parks, unless the operator obtains a variance from the Board of Adjustment.

C. Well re-entry. No well shall be re-entered for reworking which does not involve deepening or conversion, or re-entry activity for plugging and abandonment, the surface location of which is within less than two hundred (200) feet from any residence or other permanent structure intended for human occupancy, unless the operator obtains a variance from the Board of Adjustment for which the operator provides notarized affidavits from all affected property owners within two hundred (200) feet of the proposed well stating consent of the proposed re-entry activity for reworking, which does not involve deepening or deepening or conversion, or re-entry for plugging and abandonment.

D. Pipelines. Before any excavation or construction work is commenced on any pipeline to move oil, gas, water or other product to and from a well site, on, over under, along or across any city street, sidewalk, alley or other city property, a

franchise shall first be obtained from the City Council. No operator shall interfere with or damage any existing storm sewer, drainage facility, water line, sewer line or gas line, or facility of a public utility located on, under or across the course of any such pipeline.

E. Premises to be kept clean. All surface areas utilized by an operator for production facilities shall be kept clear of dry grass, weeds and combustible trash or other rubbish or debris that would, if allowed to accumulate, result in a fire hazard. In the event the operator does not keep the premises clean, the Director may have the premises cleaned by contract and the payment of such work performed shall constitute a valid lien against the property.

F. Public nuisance declared. No person shall conduct any well operation in a manner that would create a noise, odor or vibration detrimental to the health, safety or welfare of the surrounding neighborhood or any considerable number of persons. Such operation is hereby declared to constitute a public nuisance and subject to the provisions of Article V, Section 14-61 through Section 14-67 of the Municipal Code.

**SECTION 8.** Chapter 35, Article III, Section 35-311, of the City Code of San Antonio, Texas is amended by adding a new Table 311-1a, Residential Use Matrix as follows:

**Table 311-1a**  
**Residential Use Matrix**

	<b><u>Urban</u></b>	<b><u>Rural</u></b>	<b><u>Farm &amp; Ranch</u></b>	<b><u>Mixed Industrial</u></b>
<b><u>PERMITTED USE</u></b>				
<b><u>Accessory Uses (Supplemental To The Residential Use)</u></b>	P	P	P	
<b><u>Assisted Living Or Elderly Home</u></b>	P	S		
<b><u>Athletic Fields (Non-Commercial &amp; Supplemental To The Residential Use)</u></b>	See Non-Residential Matrix			
<b><u>Automobile Noncommercial Parking (Board Of Adjustment)</u></b>	See Non-Residential Matrix			
<b><u>Bed And Breakfast</u></b>	P	P	P	
<b><u>Cemetery Or Mausoleum</u></b>	See Non-Residential Matrix			
<b><u>Child - Care Institution (Basic)</u></b>	S	S		
<b><u>Church, Temple, Mosque</u></b>	See Non-Residential Matrix			
<b><u>Daycare Center (Commercial Or Nonprofit)</u></b>	S	S		
<b><u>Dwelling - 1 Family (Attached Or Townhouse)</u></b>	P			
<b><u>Dwelling - 1 Family (Detached)</u></b>	P	P	P	
<b><u>Dwelling - 2 Family</u></b>	P			
<b><u>Dwelling - 3 Family</u></b>	P			
<b><u>Dwelling - 4 Family</u></b>	P			
<b><u>Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes)</u></b>	P	P	P	
<b><u>Dwelling - College Fraternity (Off Campus)</u></b>	P	S	S	
<b><u>Dwelling - School Dormitories Or Housing (Off Campus)</u></b>	P	S	S	

**SECTION 9.** Chapter 35, Article III, of the City Code of San Antonio, Texas is amended by adding a new Table 311-2a, Non-Residential Use Matrix, as follows:

[illegible]

Amusement	Carnival And/Or Circus (Temporary For Not More Than 60 Days)	S				S			S			S			
Amusement	Fairground And/Or Stadium								P			S			
Amusement	Miniature Golf	P	P			P	P								
Amusement	Amusement And/Or Theme Park - Outdoor Rides	S				S									
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"	P	P			P	P								P
Amusement	Bingo Parlor	P	P			P	P		S	S					
Amusement	Carnival And/Or Circus - Temporary Use (Time Set By City Council On Individual Case Consideration)	S				S						S			
Amusement	Dance Hall	P				P			P	P		P			
Amusement	Go-Cart Track	S				S			P			P			
Amusement	Laser Hide & Seek Games - Indoors	P	P			P	P					P			
Amusement	Laser Hide & Seek Games - Outdoors Permitted								P			P			
Amusement	Racing - Auto Or Truck Track											S			
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages	P	P			P	P								
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages	P	S			P	S								P
Amusement	Theater - Outdoor Including Drive-In & Amphitheaters								P	P		P			
Amusement	Video Games - Coin Or Token Operated	P	P	S		P	P	S							P
Animal	Animal - Equestrian Center And Riding Trails								S			S			
Animal	Animal - Pound Or Shelter											P			
Animal	Breeder - Small Animal Only								P			S			
Animal	Cemetery - Pets (Limited To Small Animals)								P			P			
Animal	Dog Training - Indoor	P	P			P	P		P			P			
Animal	Dog Training - Outdoor Permitted								P			P			
Animal	Kennel - Boarding & Breeding (See Health & Environmental)								P			S			
Animal	Pet Grooming - Small Animals Only	P	P	P		P	P	P	P	P		P			P
Animal	Small Animal Clinic - No Outside Runs	P	P	P		P	P	P	P	P		P			P
Animal	Small Animal Hospital - Outside Runs Are Permitted								P			P			
Animal	Stockyard											S			
Animal	Veterinary Hospital - Large & Small Animal (Outside Runs, Pens & Paddocks Permitted)								P			P			
Animal	Veterinary Hospital - Large & Small Animal (No Outside Runs, Pens & Paddocks Permitted)								P	P		P			
Animal	Veterinary Hospital - Small Animal (Outside Runs, Pens & Paddocks Permitted)								P			P			
Animal	Veterinary Hospital - Small Animals (No Outside Runs, Pens & Paddocks Permitted)	S				S			P	P		P			P
Auto	Truck & Heavy Equipment - Auction														
Auto	Ambulance Service	S				S						P			
Auto	Auto - Glass Tinting	P	P			P	P					P			
Auto	Auto - Manufacture														
Auto	Auto & Light Truck - Oil, Lube & Tune Up	P	P			P	P					P	P		
Auto	Auto & Light Truck Auction											S			
Auto	Auto & Light Truck Repair	S				S						P	P		
Auto	Auto & Vehicle Sales - New And Used-Small Scale (No More Than 15 Vehicles Currently Licensed And In Running Condition On Site At Any Given Time For Storage And/Or Sale	S				S						S			
Auto	Auto & Vehicle Sales - New And Used-Large Scale											S			
Auto	Auto - Rental (Pickup & Drop Off Only In "C-2")	P	P			P	P								P
Auto	Auto Alarm & Radio - Retail (Install. Incidental To Sales In "C-2")	P	P			P	P								P
Auto	Auto Glass Sales - Installation Permitted	S				S						P			
Auto	Auto Muffler - Installation And Sales Only	S	S			S	S					P			
Auto	Auto Paint & Body - Repair With Outside Storage Limited To 3 Vehicles (All Outside Storage Of Parts To Be Totally Screened)	S	S			S	S					P			
Auto	Auto Paint & Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways											P			

## Item #4 Amended (Corrected 9-10-03)

Auto	Auto Parts Retail - No Outside Storage In "C-2"	P	P			P	P					P		P	
Auto	Auto Parts Retail - W/Installation & No Outside Storage	S	S			S	S					P			
Auto	Auto State Vehicle Inspection Station	P	P			P	P						P	P	
Auto	Auto Upholstery - Sales And Installation Completely Enclosed	S	S			S	S					P			
Auto	Carwash - Automatic And Attendant Operated	P	P			P	P					P			
Auto	Carwash - Automatic Self Service Drive-Thru	P	P			P	P					P			
Auto	Carwash - Self Service	P	P			P	P					P			
Auto	Limousine Service - Dispatch & Office Use Only No Servicing Of Vehicles Onsite	P	P			P	P					P			
Auto	Parking & Transient Vehicle Storage - Related To A Delivery ( Auto, Truck, Trailer & Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3", "D" & "L")											P			
Auto	Parking And/Or Storage - Long Term											P			
Auto	Parking Lot - Noncommercial	P	P			P	P					P			
Auto	Parking Lot Or Garage - Commercial	P	P			P	P					P			
Auto	Taxi Service - Parking & Dispatch (No Washing Or Mechanical Service Permitted)	S	S			S	S					P			
Auto	Taxi Service - Parking & Dispatch (Washing Or Mechanical Service Permitted)					S						P			
Auto	Tire Repair - Auto & Small Truck (Sale And Installation Only, No Mechanical Service Permitted)	P	P			P	P					P			
Auto	Truck Repair & Maintenance	S				S						P			
Auto	Truck Stop Or Laundry - Full Mechanical Service & Repair Permitted											P			
Auto	Truck Stop Or Laundry - Tire Repair Permitted											P			
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"														
Auto	Wrecker Service											P			
Beverage	Beverage Manufacture - Non-Alcohol														
Church	Church	P	P	P		P	P	P	P	P				P	
Dry Goods - Wholesale	Dry Goods - Wholesale											P			
Dwelling	Apartment Or Extended Stay Housing - See (Housing - Apartment Or Extended Stay Hotel)														
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 6 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)	P	P	P											
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 10 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)	P	P	P											
Dwelling	Dwelling - Attachments Apartments With Maximum Density Of 20 Dwellings Per Gross Acre (Allowed Ratio Of 2 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)	P	P	P											
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 50 Dwellings Per Gross Acre (Allowed Ratio Of 4 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)	P													
Dwelling	Dwelling Other - See (Housing)														
Dwelling	Group Day Care - See (Housing - Group Day Care Limited To 12 Individuals)														
Dwelling	Hotel - See (Housing - Hotel)														
Dwelling	Motel - See (Housing - Motel)														
Fabric	Electronic Component - Fabrication											P			
Government	Armory											S			
Government	Correction Institution											S			
Housing	Housing - Boarding House	P	P	P		P	P	P							

**Item #4 Amended (Corrected 9-10-03)**

[illegible]

**Item #4 Amended (Corrected 9-10-03)**

[illegible]



## Item #4 Amended (Corrected 9-10-03)

Office	Office - Less Than 3,000 square feet and less than 35 feet in height	P	P	P		P	P	P		P		P		P	
Plants	Florist - Wholesale								P	P		P			
Plants	Landscaping Materials - Sales & Storage								P	P		P			
Plants	Nursery - Plant Wholesale Onsite Growing Permitted								P	P		P			
Print	Printer - Large Scale Other Than Quick Print											P			
<b>Processing</b>	Cosmetics - Manufacturing Or Processing														
Processing	Food & Food Products - Processing								S	S		P			
Processing	Punch Concentrate - Processing & Mixing											S			
Processing	Punch Concentrate Products - Mixing Only											P			
<b>Recreation</b>	Archery Range - Outdoor								P	P		P			
Recreation	Archery Range - Indoor	P	P			P	P					P			
Recreation	Athletic Fields - Noncommercial	P	P	S		P	P	S		P	P	P			
Recreation	Athletic Fields - Commercial	P	P	S		P	P	S				P			
Recreation	Bowling Alley	P	P			P	P					P			
Recreation	Golf Course - Private		S			P			S	S		S			
Recreation	Golf Course - Publicly Owned		S			P			S	S		S			
Recreation	Golf Driving Range											P			
Recreation	Recreational Facility - Private Community Wide	P	P			P	P								
Recreation	Recreational Facility - Private Neighborhood	P	P	P		P	P	P							
Recreation	Recreational Facility - Public Community Wide	P	P			P	P								
Recreation	Recreational Facility - Public Neighborhood	P	P	P		P	P	P							
Recreation	Rifle & Pistol Range - Indoor								P	P		P			
Recreation	Rifle & Pistol Range - Outdoor Permitted								S			S			
Recreation	Skateboard Track	S	S			S	S		S			P			
Recreation	Skating Rink - Ice Or Roller Skating	P	P			P	P		S	S		P			
Recreation	Stable & Equestrian Center								P			P			
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Permitted)	P	P	S		P	P	S		P	P	P			
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Not Permitted)	P	P	S		P	P	S				P			
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Permitted)	S	S	S		S	S	S				P			
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Not Permitted)	P	P	S		P	P	S				P			
Recreation	Recreational Vehicle Park								S			P			
<b>Retail</b>	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")													P	
Retail	Antique Store - Retail	P	P	P		P	P	P		P	P			P	
Retail	Apothecary - See (Drugstore - Apothecary)	*	*	*										*	
Retail	Apparel & Accessory Store - Retail	P	P	P		P	P	P						P	
Retail	Appliance - Retail (Incidental To Other Onsite Retail Items In "D")	P	P			P	P							P	
Retail	Art Gallery	P	P	P		P	P	P						P	
Retail	Bakery - Retail	P	P	P		P	P	P		P				P	
Retail	Bookstore	P	P	P		P	P	P		P				P	
Retail	Business Machines - Retail	P	P			P	P							P	
Retail	Camera, Photographic Equipment & Supplies - Retail	P	P	P		P	P	P						P	
Retail	Candy, Nut And Confectionery - Retail	P	P	P		P	P	P						P	
Retail	Catering Shop	P	P	P		P	P	P						P	
Retail	Convenience Ice House - Retail Convenience Store	P	P	P		P	P	P					P	P	
Retail	Convenience Store - W/ Gas Sales	P	P			P	P						P	P	
Retail	Dairy Products - Retail	P	P	P		P	P	P		P	P				
Retail	Drugstore - Apothecary	P	P	P		P	P	P		P				P	
Retail	Dry Goods - Retail	P	P	P		P	P	P						P	
Retail	Farm Supplies								P	P		P			
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"	S	S			S	S		P	P		P			



NJH: 08/28/03

Item #4 Amended (Corrected 9-10-03)

Retail	Fish Market - Retail	P	P	P		P	P	P							P	
Retail	Flea Market - Indoor	S				S								P		
Retail	Flea Market - Outdoor													S		
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")	P	P			P	P								P	
Retail	Florist - Retail	P	P	P		P	P	P		P					P	
Retail	Food Locker Plant - Retail								S	S		S				
Retail	Food Store - Limited In "C-1" To Maximum 3000 Square foot Total Floor Area	P	P	P		P	P	P		P					P	
Retail	Fruit And Produce - Retail	P	P	P		P	P	P	P	P		P			P	
Retail	Furniture Sales - Retail	P	P			P	P									
Retail	Gift Shop - Retail	P	P	P		P	P	P							P	
Retail	Glass - Retail	P	P			P	P					P			P	
Retail	Grocery Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")	P	P	P		P	P	P		P					P	
Retail	Hardware Sales - Retail (Limited To Maximum 3000 Square foot Total In "C-1")	P	P	P		P	P	P		P					P	
Retail	Head Shop	S	S			S	S									
Retail	Hobby Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")	P	P	P		P	P	P							P	
Retail	Home Improvement Center	P	P			P	P					S				
Retail	Jewelry Store - Retail	P	P	P		P	P	P							P	
Retail	Leather Goods Or Luggage Store - Retail	P	P	P		P	P	P		P					P	
Retail	Medical - Surgical Supplies Retail	P	P			P	P								P	
Retail	Milliner - Custom	P	P	P		P	P	P							P	
Retail	Music Store	P	P	P		P	P	P							P	
Retail	Newsstand	P	P	P		P	P	P		P					P	
Retail	Nursery - Retail (Growing Plants On Site Permitted)	P	P			P	P		P	P		P				
Retail	Nursery - Retail (No Growing Plants On Site Permitted)	P	P	S		P	P	S	P	P					P	
Retail	Office Equipment And Supply - Retail	P	P			P	P								P	
Retail	Paint And Wallpaper Store - Retail & Wholesale	P	P			P	P								P	
Retail	Pet Shop - Retail	P	P	P		P	P	P							P	
Retail	Plumbing Fixtures - Retail (Incidental To Other Onsite Retail Items In "D")	P	P			P	P								P	
Retail	Rug Or Carpet - Retail	P	P			P	P								P	
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)	P	P			P	P								P	
Retail	Shoe - Retail	P	P	P		P	P	P							P	
Retail	Silk Screening - Retail	P	P			P	P								P	
Retail	Sporting Goods - Retail	P	P	P		P	P	P							P	
Retail	Stamps And Coin Sales - Retail	P	P	P		P	P	P							P	
Retail	Stationary Products - Retail	P	P	P		P	P	P							P	
Retail	Tamale - Preparation Retail (Less Than 2,000 Square foot In "C-1" & "C-2")	P	P	S		P	P	S				P				
Retail	Thrift Store - Retail See (Secondhand Merchandise)	*	*	*												
Retail	Tobacco Store - Retail	P	P	P		P	P	P							P	
Retail	Toy Store - Retail	P	P	P		P	P	P							P	
Retail	Trophy Sales, Engraving & Assembly	P	P	P		P	P	P							P	
Retail	Variety Store - Retail	P	P	P		P	P	P							P	
Sales	Boat - Sales & Service											S				
Sales	Machinery, Tools & Construction Equipment Sales & Service											S				
Sales	Farm Equipment Sales, Service Or Storage								P	P		P				
Sales	Oil Well Supplies And Machinery Sales - Used								S	S		S				
Sales	Portable Building Sales											S				
School	School - Private University Or College	P	P			P	P		P	P		P				
School	School - Public University Or College	P	P			P	P		P	P		P				
School	School - Montessori	P	P	P		P	P	P	P	P						
School	School - Nursery (Public & Private)	P	P	P		P	P	P	S	S						
School	School - Private Pre-Kindergarten Through 12th Grade	P	P	P		P	P	P	P	P						

NJH: 08/28/03

## Item #4 Amended (Corrected 9-10-03)

School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P		P	P	P	S	S								
Service	Air Conditioning / Refrigeration - Service & Repair																P	
Service	Altering/Repairing Of Apparel	P	P	P		P	P	P										P
Service	Ammunition - Manufacturing, Loading & Storage																	
Service	Appliance - Repair Major	P	P			P	P										S	
Service	Appliance - Repair Small	P	P	P		P	P	P										
Service	Auditorium	P	P			P	P											
Service	Bank, Savings And Loan	P	P	S		P	P	S		S								P
Service	Barber Or Beauty Shop	P	P	P		P	P	P		P								P
Service	Bicycle - Repair	P	P	P		P	P	P										
Service	Boat & Marine - Storage (Outside Permitted)																S	
Service	Body Piercing	P	P			P	P											
Service	Cemetery Or Mausoleum							S	S	S	S							
Service	Copy Or Blueprinting - Example "Quick Print"	P	P	P		P	P	P										P
Service	Copy Service - Blueprinting And Photocopying	P	P			P	P											P
Service	Cosmetics - Permanent	P	P	P		P	P	P										
Service	Day-Care Center - Child And/Or Adult Care	P	P	P		P	P	P		P								P
Service	Delicatessen	P	P	P		P	P	P		P								P
Service	Dry Cleaning - Limited To Five Employees	P	P			P	P										P	P
Service	Dry Cleaning - Pickup Station Only	P	P	P		P	P	P		P							P	P
Service	Electric Repair - Heavy Equipment																P	
Service	Electric Repair - Light Equipment																P	
Service	Electronic Equipment - Repair	P	P	P		P	P	P									P	
Service	Elevator Maintenance - Service																P	
Service	Employment Agency	P	P			P	P											P
Service	Exterminators																P	
Service	Food - Restaurant Or Cafeteria	P	P	P		P	P	P		P							P	P
Service	Funeral Home Or Undertaking Parlor	S	S					S	S								P	
Service	Furniture Repair / Upholstering	P	P			P	P										P	
Service	Gasoline Filling Station - W/O Repair Service (Car Wash Allowed)	P	P			P	P			P	P						P	P
Service	Gasoline Filling Station - With Repair Service And/Or Car Wash	P	P			P	P			P	P						P	P
Service	Gunsmith	S	S							S							P	
Service	Gymnasium - Commercial	P	P			P	P										P	
Service	Janitorial / Cleaning Service	P	P			P	P										P	
Service	Laboratory - Research	S				S											P	
Service	Laboratory - Testing	S				S											P	
Service	Laundry And Dry Cleaning - Self Service	P	P	P		P	P	P										P
Service	Laundry- Limited To Max Of Five Employees	P	P			P	P			P							P	P
Service	Laundry Or Dry Cleaning - Pickup Station Only	P	P	P		P	P	P		P	P							P
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"	P	P			P	P											P
Service	Library	P	P	P		P	P	P		P								P
Service	Linen Or Uniform Supply, Diaper Service (Pickup & Supply Only)	P	P			P	P										P	P
Service	Loan Office	P	P	P		P	P	P		P								P
Service	Locksmith	P	P	P		P	P	P										P
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage																P	
Service	Massage - Parlor																	
Service	Massage - Therapeutic	P	P	P		P	P	P										P
Service	Medical - Chiropractor Office	P	P	P		P	P	P		P								P
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P		P	P	P		P								P
Service	Medical - Clinic Physical Therapist	P	P	P		P	P	P										P
Service	Medical - Hospital Or Sanitarium	P	P			P	P										S	
Service	Medical - Laboratory Dental Or Medical	P	P			P	P										P	
Service	Medical - Optical Goods Retail	P	P	P		P	P	P										P
Service	Medical - Optical Goods Wholesale																P	
Service	Medical - Optician	P	P	P		P	P	P		P								P
Service	Medical - Optometry Office	P	P	P		P	P	P		P								P

## Item #4 Amended (Corrected 9-10-03)

Service	Mini Warehouse - Over 2.5 Ac. Requires Specific Use Permit In "C3" & "D"	P	P			P	P					P			
Service	Mortuary - Embalming And Preparation Only											S			
Service	Movie Rentals	P	P	P		P	P	P						P	
Service	Palm Reading	P	P	P		P	P	P						P	
Service	Pawn Shop	P	P			P	P							P	
Service	Picture Framing	P	P	P		P	P	P						P	
Service	Post Office	P	P	P		P	P	P	P	P				P	
Service	Reading Room	P	P	P		P	P	P						P	
Service	Reducing Salon	P	P			P	P							P	
Service	School - Business College	P	P			P	P							P	
Service	School - Trade (No Outside Storage & Training Area Permitted)	P	P			P	P							P	
Service	School - Trade (Outside Storage & Training Area Permitted)											P			
Service	Self-Defense Instruction	P	P	P		P	P	P						P	
Service	Shoe - Repair	P	P	P		P	P	P						P	
Service	Sign Shop - No Outside Storage	P	P			P	P	P				P			
Service	Studio - Fine Or Performing Arts	P	P	P		P	P	P							
Service	Studio - Interior Decorating	P	P	P		P	P	P						P	
Service	Studio - Photographic	P	P	P		P	P	P						P	
Service	Studio - Sound & Recording	P	S			P	S					P			
Service	Tailor Shop	P	P	P		P	P	P		P				P	
Service	Tattoo Parlor/Studio	P	P			P	P							P	
Service	Taxidermist								S			P			
Service	Tool Rental - Fenced & Screened Outside Storage Permitted	S	S			S	S		P			P			
Service	Tool Rental - Outside Storage Permitted								S			P			
Service	Tree Cut & Trim Service								S			P			
Service	Watch Repair	P	P	P		P	P	P						P	
Social	Club - Private	P	P			P	P		P	P				P	
Social	Clubhouse - Private Including Lodges & Meeting Halls	P	P			P	P		P	P				P	
Storage	Carting, Crating, Hauling, Storage														
Storage	Cold Storage Plant														
Storage	Fur Dyeing, Finishing And Storing											S			
Storage	Ice Cream Truck Storage														
Storage	Moving Company											P			
Storage	Storage - Outside (Under Roof And Screened)											P			
Transportation	Airport - Non-Governmental								S						
Transportation	Freight Depot								P			S			
Transportation	Heliport								S			S			
Transportation	Helistop	S				S			S			S			
Transportation	Passenger Depot	S	S			S	S		S			P			
Utilities	Radio Or Television Station Without Transmission Tower	P	P			P	P		S	S		S			
Utilities	Telephone Equipment Infrastructure	S	S			S	S		S	S		P			
Utilities	Wireless Communication Systems	S	S			S	S		S	S		S			
Utility	Sanitary Landfill, Solid Waste Facility														
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not Permitted											P			
Warehousing	Warehousing											P			
Wholesale	Bakery - Wholesale											S			
Wholesale	Barber And Beauty Equipment - Wholesale											P			
Wholesale	Camera, Photographic Equipment & Supplies - Wholesale											P			
Wholesale	Dairy Equipment Sales - Wholesale								P	P		P			
Wholesale	Dairy Products - Wholesale								P	P		S			

**SECTION 10.** Chapter 35, Appendix A, Definitions and Rules of Interpretation, of the City Code of San Antonio, Texas is amended by adding a new definitions as follows:

**Agricultural use** – The raising of livestock or growing of crops, fruits, flowers, and other naturally grown products as a business venture for profit. (source: Derivation of Agricultural Use-Value: Bexar County Texas – 2002).

**Build-To-Zone** – An area parallel to the property line, within which the front façade of a building must be built.

**Completion** – Work conducted upon a well's well bore to establish production of the resource or injection of fluids after the production casing string has been set, cemented, and pressure tested, including perforating casing, setting packers and tubing, and setting the well in place.

**Liner Building** – A building(s) used to screen a surface parking lot, parking garage, or big-box retail from the street providing the street face a common edge that has doors and windows opening onto the sidewalk. Liner buildings can be residential, commercial, or a mix of the two. Parking garages and their liners may be built at different times.

**Monument sign** – Sign that is directly supported by the earth for the full width of the sign face area.

**Passive Recreation** – Recreational activities that have a minimal impact on the natural environment (e.g. bird watching, hiking) and do not require built structures (e.g. recreation buildings, sports fields); therefore, are compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Passive recreational activities are non-organized, non-motorized, and do not have adverse impacts to natural, cultural, open space, or agricultural values.

**Plug Back** – The act of partly filling a well bore with impervious materials for the purpose of shutting off lower rocks in order to permit reservoir rocks above the plugged back point to be produced.

**Recompletion Operations** – The reoccupation or re-entry of an existing well within the existing well within the existing bore hole which may include deepening from one zone to another zone, completing a well in an additional zone, plugging back from one zone to another zone, sidetracking to purposefully change the location of the bottom of the well, and conversion of a service well to an oil or gas well in a different zone. Recompletion is also called reworking.

**Re-entry or re-enter** – Any operation intended to reactivate or deepen a well which may include conversion, recompletion, reworking, workovers, plugging and plug backs.

**Reworking** – see Recompletion.

**Well abandonment** – The proper plugging and abandoning of a well in compliance with all applicable regulations, and the cleaning up of the site to the satisfaction of any governmental body having jurisdiction with respect thereto and to the reasonable satisfaction of the operator.

**Well service operations** – Routine maintenance and repair operations on a well, other than drilling, plug back, re-entry, reworking, recompletion or workover operations. Well servicing usually involves repairs to installed equipment, such as pumps, rods, gas lift valves, tubing packers, etc.

**Workover** – Work performed on a well to sustain or increase production or injections which may physically change the downhole condition of the well, which may include casing repairs, acidizing, fracture, stimulation, perforating deepening or plugging back to a different zone in the same horizon, sidetracking or shipstocking and whipstocking due to obstructions, running liners, and gravel packing.

**SECTION 11.** All other provisions of Chapter 35 of the City Code of San Antonio shall remain in full force and effect unless expressly amended by this ordinance.

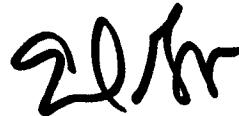
**SECTION 12.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 13.** Notice of these changes to the Unified Development Code shall not require the publication in an official newspaper of general circulation in accordance with Chapter 35, Article IV, Division 1, Table 403-1.

**SECTION 14.** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to format and number paragraphs to conform to the existing code.

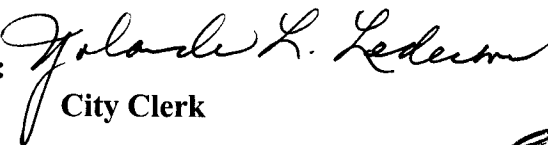
**SECTION 15.** This ordinance shall become effective September 7, 2003.

**PASSED AND APPROVED this the 28th day of August, 2003.**

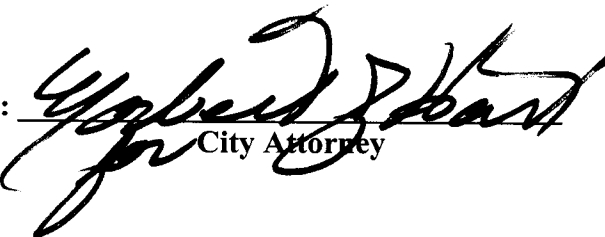


M A Y O R

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney